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OSPREY AVENUE, NEWCASTLE UPON TYNE, NE15

Offers Over £240,000

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Attractive three-bedroom semi-detached Taylor-style home offering well-presented and thoughtfully arranged accommodation, making it an excellent choice for families and buyers seeking a modern home with particularly good privacy. The south-facing living room provides a bright reception space, while the generous kitchen/diner creates a practical hub for everyday family life, with French doors opening directly onto the garden.

Two excellent double bedrooms, a third flexible bedroom, an en-suite to the main bedroom and a well-appointed family bathroom provide comfortable accommodation across the first floor. The private corner position is a particular advantage, with the property occupying the end of a cul-de-sac and benefiting from very little passing traffic. The detached garage, parking and enclosed rear garden further enhance the property's practicality.

Osprey Avenue is situated within Newcastle upon Tyne, in an established residential setting that is particularly well suited to families. The property enjoys an open outlook to the front towards a pedestrian pathway, with mature shrubs and trees beyond, while the rear garden is also not directly overlooked. Local amenities, schools and transport links are readily accessible, with Newcastle city centre and the wider North East easily reached by road and public transport.

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The internal accommodation comprises: a welcoming entrance hallway with stairs to the first floor and a beautifully presented ground-floor WC. To the front is a good-sized south-facing living room, providing a bright and comfortable reception space, with access through to the kitchen/dining room. Occupying the full width of the rear of the property, the kitchen/diner is fitted with a range of wall and base units, 'perfect fit' blinds, a fitted fridge/freezer and washing/dryer machine as well as ample space for a dining table seating six. French doors open directly onto the rear garden, while a further kitchen window allows plenty of natural light into the room.

To the first floor are three bedrooms and the family bathroom, as well as access to a boarded loft which provides an excellent practical storage option. Bedrooms one and two are both well-proportioned doubles, with the main bedroom benefiting from high-quality fitted Hammonds double wardrobes, additional shelved storage and a beautifully presented en-suite shower room. Bedroom three is currently utilised as a home nursery, while the family bathroom is fitted with a bath, WC and wash hand basin.

Externally, the property benefits from a private corner position with a small lawned front garden and attractive open outlook. To the rear is a good-sized, enclosed garden laid mainly to lawn with a paved patio area, boundary wall and excellent privacy. A gate provides access to the detached garage and parking space, allowing for two vehicles to be accommodated off-road, with additional parking available on the road if required.

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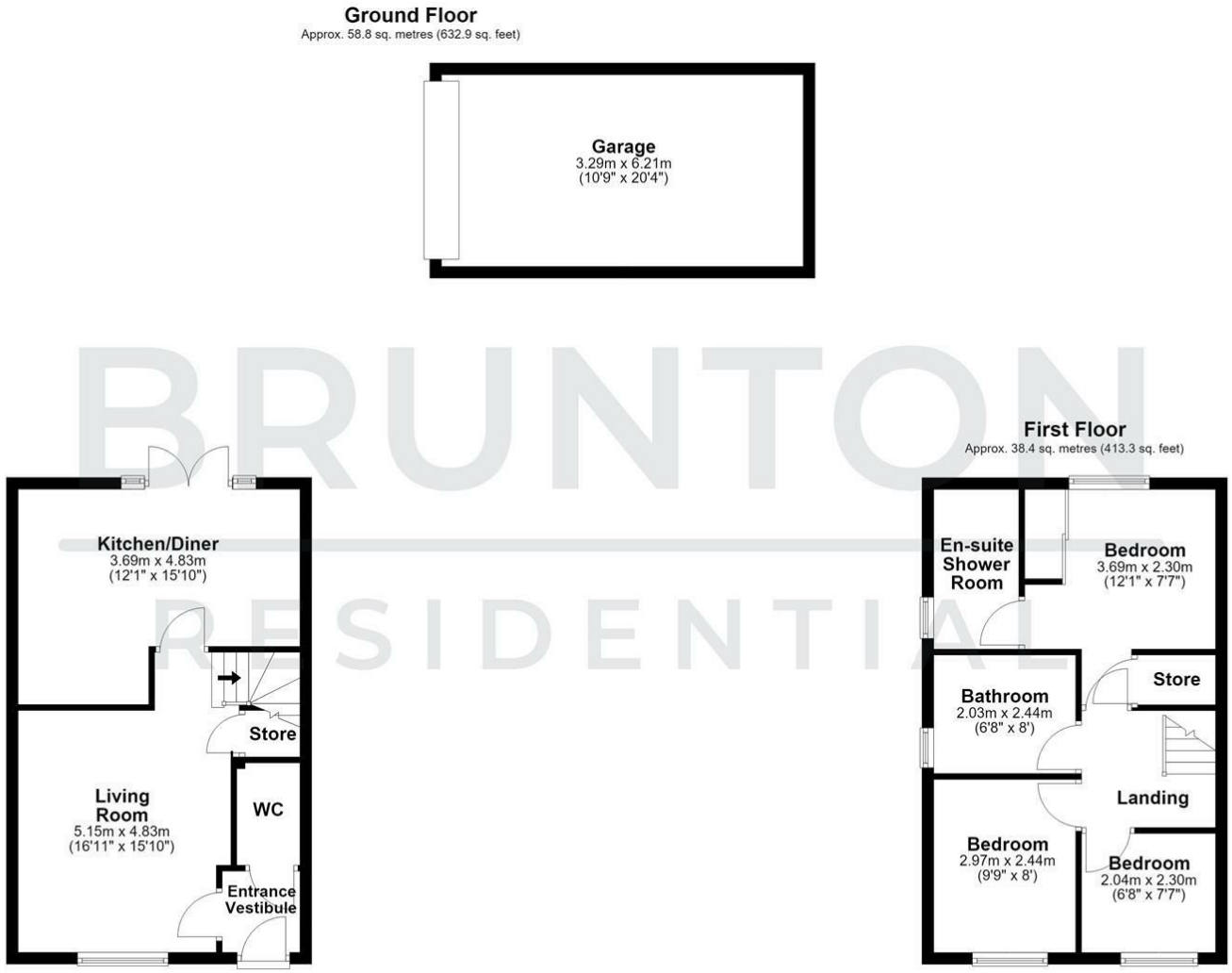
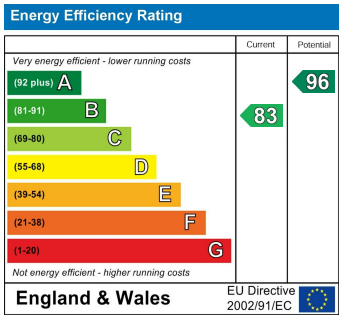
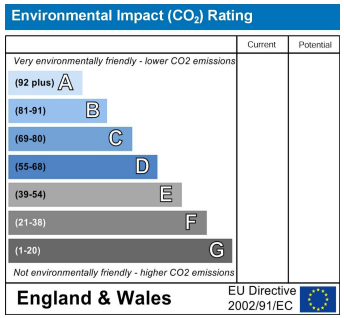
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 97.2 sq. metres (1046.2 sq. feet)